

SUMMARIZED MINUTES
WESTWORLD SUBCOMMITTEE
PUBLIC MEETING
Thursday, August 23, 2007



Monterra at WestWorld
16601 North Pima Road
Scottsdale, AZ 85260

Call to order at 9:20 a.m.

Roll Call

Members Present: Subcommittee Chair Drake
Council Member Littlefield
Council Member Nelssen

1. Introduction of Brian Dygert, WestWorld General Manager

Roger Klingler introduced Brian Dygert, most recently from the Senator Bob Martin Equestrian Center, to the Subcommittee. Mr. Klingler explained that this equestrian center was approximately the same size and budget as WestWorld. He stated Mr. Dygert has vast experience as a horseman and an Equestrian Judge. He then asked Brian to give some information about himself to the Subcommittee.

Mr. Dygert said he was thrilled to be at WestWorld. He comes from a long line of horsemen and feels his career here will make positive a contribution to the community. Mr. Dygert looks forward to the business dimensions of the southwest region and the event season. He created and is Chairman of the National Organization of Facility Managers.

2. WestWorld Activity Update – Roger Klingler

Mr. Klingler stated that Operations was busy this summer with catch-up and repair of the facility. In addition to a few small horse shows, which are here annually, we hosted the new "Desert Heat Quarter Horse Show" in July. He said even with the summer heat the show was a success and the Quarter Horse Association is hoping to hold it again here next year.

The WestWorld show season begins in September and Mr. Klingler brought up a few of the highlights of the season beginning with the Scottsdale Classic Quarter Horse Show, which takes up the east end of the facility and the U. S. Dog Agility, which is hosted on the Polo Field.

3. CIP Project Status

Dan Worth, General Manager for Capital Project Management, reported on the status of the WestWorld CIPs. Mr. Worth began by identifying Fucello Architects as the firm who is working on the WestWorld design update. (The next design meeting is tentatively scheduled for September 14 at 10:00 a.m.)

The tentative selection of the contractor for the facility upgrades is Johnson Carlier. This is tentative until the City Council approves this contract on September 4, 2007. Mr. Chris Johnson, the CEO of Johnson Carlier, is an equestrian consultant, and an active competitor on the cutting horse circuit. Johnson Carlier identified the number one key issue at WestWorld as the safety and health of the horses and riders.

The fabric replacement on the tent has begun. September 10, the fabric will have been removed and the replacement complete by the end of October 2007.

At this time, the City is procuring equipment for the PA upgrades which will be done in September.

The City has met with lighting consultants for upgrades to the lighting.

The City plans to pave the area south of the power lines on the 52 acres and put additional millings along the north side of the power lines also. They are looking at adding islands and trees without sacrificing parking capacity. The City would like it to not only be functional, but aesthetically pleasing too.

In answer to a question posed by Council Member Nelssen, Dan Worth stated that in addition to the tent skin being replaced, the framing and ground fasteners will be strengthened and a solid curb would be added to take pressure off the skin material. Mr. Worth also stated that the curbs will not negatively affect drainage.

Subcommittee members asked if the City had considered an alternative to the asphalt because of the heat. Dan Worth stated they had not considered an alternative because asphalt is the most cost effective. Subcommittee Chair Drake asked if there was a schedule on the paving and did the City have time to look into alternatives? Mr. Worth said they could look into alternatives. Subcommittee Chair Drake said Tempe, AZ had used a permeable paving material at one of their facilities and suggested the City of Scottsdale contact Tempe to investigate.

4. General Plan Amendment Update

Kroy Ekblaw stated that the General Plan Amendment needed to be updated because the City had acquired additional land near to and surrounding WestWorld. The amendment needed to be updated to make the zoning consistent with planned usage.

This amendment addresses language on allowed uses on these parcels which enables residents in the surrounding areas to remain informed as to how they can expect the land to be used. In addition, any necessary guideline clarifications (i.e., height limits) are done through the Planning or Design Review process and ultimately must be approved by the City Council.

The amendment process began in May and June 2007 with open houses for residents to learn how the City would like to change zoning. Wednesday, August 29, the City's Planning Commission will meet to discuss the amendment. September 26, the Planning Commission will make their recommendations and the amendment will go to the City Council at the end of October for its approval.

Updates to the Municipal Use Master Site Plan are necessary that will include the 52 acre parcel and the 80 acre parcel recently purchased by the City. Any changes to this land must follow guidelines set forth by the City including having to set aside 20 – 25% of the land for "Natural Area, Open Space."

5. Parking issues involving City/WestWorld events

Roger Klingler stated that all parking, contracted in the Barrett – Jackson, Arabian Horse Association, and Sun Country Circuit agreements with WestWorld, is available for 2008. (FBR Golf Tournament does not have a contractual agreement with WestWorld, but has been allowed to use available parking at WestWorld after other users are accommodated.) The available acreage for Barrett-Jackson includes the original WestWorld property lots, the 52, 17 & 6 acre parcels recently acquired by the City, the 10 acres leased from the State of Arizona (SLUP) along Bell Road, and the CAP Basin Park. The AHAA and Sun Country contracts do not include the state leased land or CAP Basin Park.

Mr. Klingler stated that as the events continue to grow and take up more space, it will be vital for the events to cooperate to make move-in and move-out successful.

The larger events are concerned that, in the future, there will need to be more parking.

Mr. Klingler gave two hand-outs to the Subcommittee showing parking strategies for the 2008 Arabian Horse Show and the 2008 FBR Open. (See Attachments A & B.) Available parking spaces for the 2008 FBR Open total between 30,400 and 41,700. The total number of spaces available for the 2008 Arabian Horse Show is between 20,400 and 28,700. These are the approximate numbers of spaces available on the acreage for which the events have contracted. Roger Klingler also stated that for the 2008 Barrett-Jackson event, the City would provide all the parking for which they have contracted.

Casey McDonald of Barrett Jackson stated they use 22 acres for the site of the auction and needs 124 acres for parking. In 2007, they used approximately 13,000 spaces; they will need 2,500 more spaces in 2008, and ultimately require 20,000 spaces moving forward.

Craig Jackson, Barrett Jackson, does not agree that the City has enough land for his event. He believes if there are weather challenges, as there were in the past, they will lose valuable parking areas. Mr. Jackson is even more concerned that as his event continues to grow, the City will not be able to meet the parking demands.

Mr. Klingler stated that use of the 80 acres could be included in negotiations on a long-term contract. Subcommittee Chair Drake stated that the City must balance the needs of WestWorld while at the same time remain fiscally responsible. Mr. Jackson stated that there will be no long-term contract until he knows exactly how many parking spaces are actually available to his event.

In summary Mr. Klingler stated,

- All events will have the parking for which they have contracted.
- There is more and better parking available now than ever before.
- The City is open to discussion of a long-term contract for the use of the 80 acres. .
- FBR and the Arabian Horse Association have indicated to the City they have all the parking they need at WestWorld for 2008

Council Members raised a concern that if part of the 80 acres was prepared for parking, would the City be able to relocate all of the native plants to WestWorld or other areas in the City. Kroy Ekblaw stated that depending upon the time of year, transplant success rates are up to 90%. He also felt the City could relocate the plants instead of putting them on acreage as a holding area.

Jan Brunner, Sun Country Circuit stated she appreciates the cooperation of Barrett-Jackson and the FBR Tournament in regard to her event.

Dave Traylor, Fiesta Cluster Dog Show, stated they were worried about the quality of the Polo Field following the car auction. Mr. Klingler stated that EJ Jones, WestWorld Event Manager and Casey McDonald are working together to keep the Polo Field in good shape.

Bill Clark, North Scottsdale Polo Club said the City sacrifices the Polo Field for the auction. He asked who is financially responsible for damage to the field. Subcommittee Chair Drake stated, whoever damages the field is financially responsible.

The issue of whether the 80 acres would be kept for use by the City for large events, or whether it would be sold was raised. Council Member Littlefield explained the payment for the land was done through Municipal Bonds and the debt was massive. He stated that if events want to use that land, they must be ready to pay for that use.

Public Comments – No additional

ADJOURN PUBLIC MEETING

With no further business to discuss, the Public Meeting was adjourned at 11:00 a.m.

SUBMITTED BY:

Gloria Storms Ruiz

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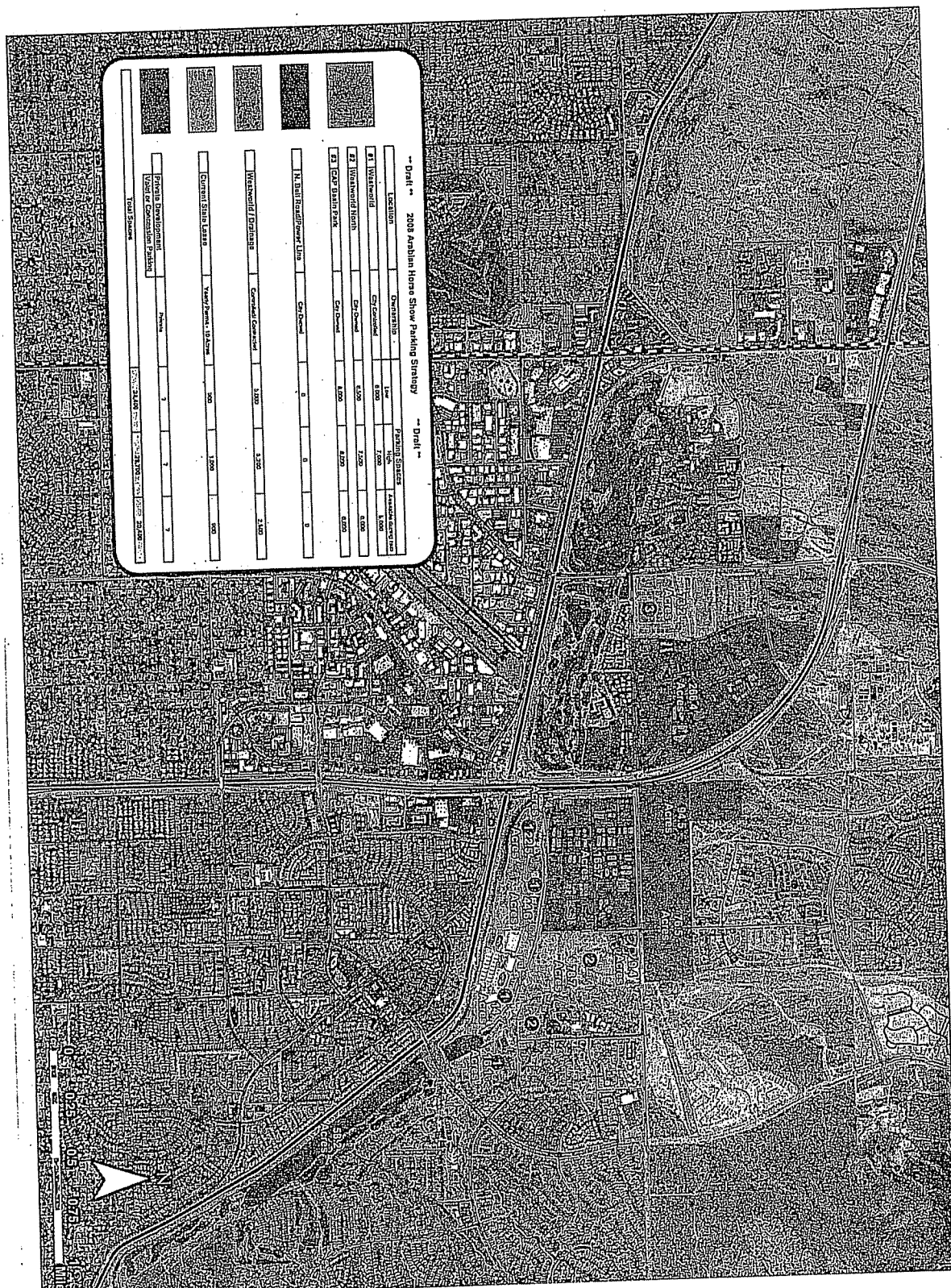
REVIEWED BY:



Council Member Drake
Chair

Officially approved by the WestWorld Subcommittee on

10/25/2007



Attachment A

